

Return to Use Initiative

2007 Demonstration Project

Pepper Steel & Alloys, Inc.:

Medley, Florida

THE SITE: The Pepper Steel & Alloys, Inc. site is located in an industrial section of Medley, Florida. Used by a variety of businesses over the years, the site contains three parcels totaling approximately 25 acres. Improper disposal practices led to the contamination of soils with polychlorinated biphenyls (PCBs) and the site was added to the National Priorities List in 1983. In 1989, contaminated soils were excavated, stabilized, and solidified, resulting in an 11-acre monolith which was placed back in the excavation area. For the next 15 years, the site was vacant, overgrown with vegetation, and subject to extensive dumping of debris. Collaborative efforts by EPA, the State of Florida, Dade County, and site owners led to reuse in 2005. Businesses currently operating at the site include a trucking company and a facility that provides storage for land-sea containers. A pre-cast concrete products facility is also operational at the site.

THE OPPORTUNITY: Conveniently located near major highway systems, the site is easily accessible and well situated for development. Reuse that is compatible with the remedy could also help ensure that long-term storm water control at the Pepper Steel site is implemented and functioning according to the remedy.

THE BARRIERS: Currently, two of the parcels have informational institutional controls in place. These controls may not be enforceable and need to be strengthened. The State of Florida and Dade County require at least one enforceable institutional control for the site. In addition, any future construction activities on the site will require the proper permits before they can begin. Improvements to county roads around the site necessitate enhancing the existing storm water drainage system on the site.

THE SOLUTION: EPA is working with the State, the County, and site owners to develop language for an institutional control to be applied across all three parcels. By facilitating communication between various permitting agencies, EPA hopes to oversee implementation of a protective institutional control and ensure that effective permitting procedures are in place prior to on-site construction. The site owners will maintain the current storm water drainage system on the site or consider replacing it with an improved system. EPA may work towards



Barriers:

Need for an enforceable institutional control

Solution:

EPA coordination with stakeholders and facilitation of the permitting process



Before:

Vacant land subject to dumping of debris

After:

Site of operations for two trucking companies, a battery manufacturer, and a pre-cast concrete production facility

a future agreement with the site owners to transfer responsibility for improving and maintaining the site's long-term storm water drainage system if improvements are necessitated by current ordinances activated by redevelopment.

THE SITE NOW: Since 2005, reuse of the site has sparked significant interest among potential developers. A trucking and transportation company purchased a five-acre parcel and operations are well underway. Another ten-acre parcel was sold in 2006 and the new owner now operates a pre-cast concrete manufacturing plant. A portion of this parcel is also being leased for the temporary storage of land-sea containers. The remaining ten-acre parcel is being reused in part as a truck staging area. In addition, an on-site building has been improved with a new external paint job, new parking lot curbing, and new asphalt in the parking lot in anticipation of future use.

FOR MORE INFORMATION, CONTACT: Jan Rogers, Remedial Project Manager, at (561) 616-8868 or rogers.jan@epa.gov; or Bill Denman, Region 4 Superfund Redevelopment Coordinator, at (404) 562-8939 or denman.bill@epa.gov.

